

ATTACHMENT 1

EXHIBIT A - FINDINGS DRC2013-00071 / DANA

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303(e) because it involves the construction of a secondary dwelling on an existing lot in the Residential Rural land use category, will not exceed 1,200 square feet, is consistent with applicable residential density standards, and is sited and designed to minimize grading and site disturbance.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed secondary dwelling is an allowed use in the Residential Rural land use category and, as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code. Siting the proposed residence within 250 feet of the primary residence would necessitate the removal of, or impact to, existing site improvements, including a riding and roping area, grazing area, and an existing barn. The location proposed for the secondary dwelling is within a clear, flat area located near an existing driveway, approximately 350 feet away from the primary dwelling, and will require minimal to no grading.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the secondary dwelling and distance modification does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the secondary dwelling is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located off North Dana Foothill Road, a local road constructed to a level able to handle any additional traffic associated with the project

Secondary Dwelling Distance Adjustment

- G. The distance requirement between a secondary and primary dwelling may be modified from 250 feet to 350 feet because locating the secondary dwelling within the distance set forth by this standard will necessitate the removal of, or impact to, existing site improvements, including a riding and roping area, grazing area, and an existing barn.